



Avondale Townhomes on Dysart

Minor General Plan Amendment
Application PL-19-0195

Rezoning from C-2 to PAD
Application PL-19-0194



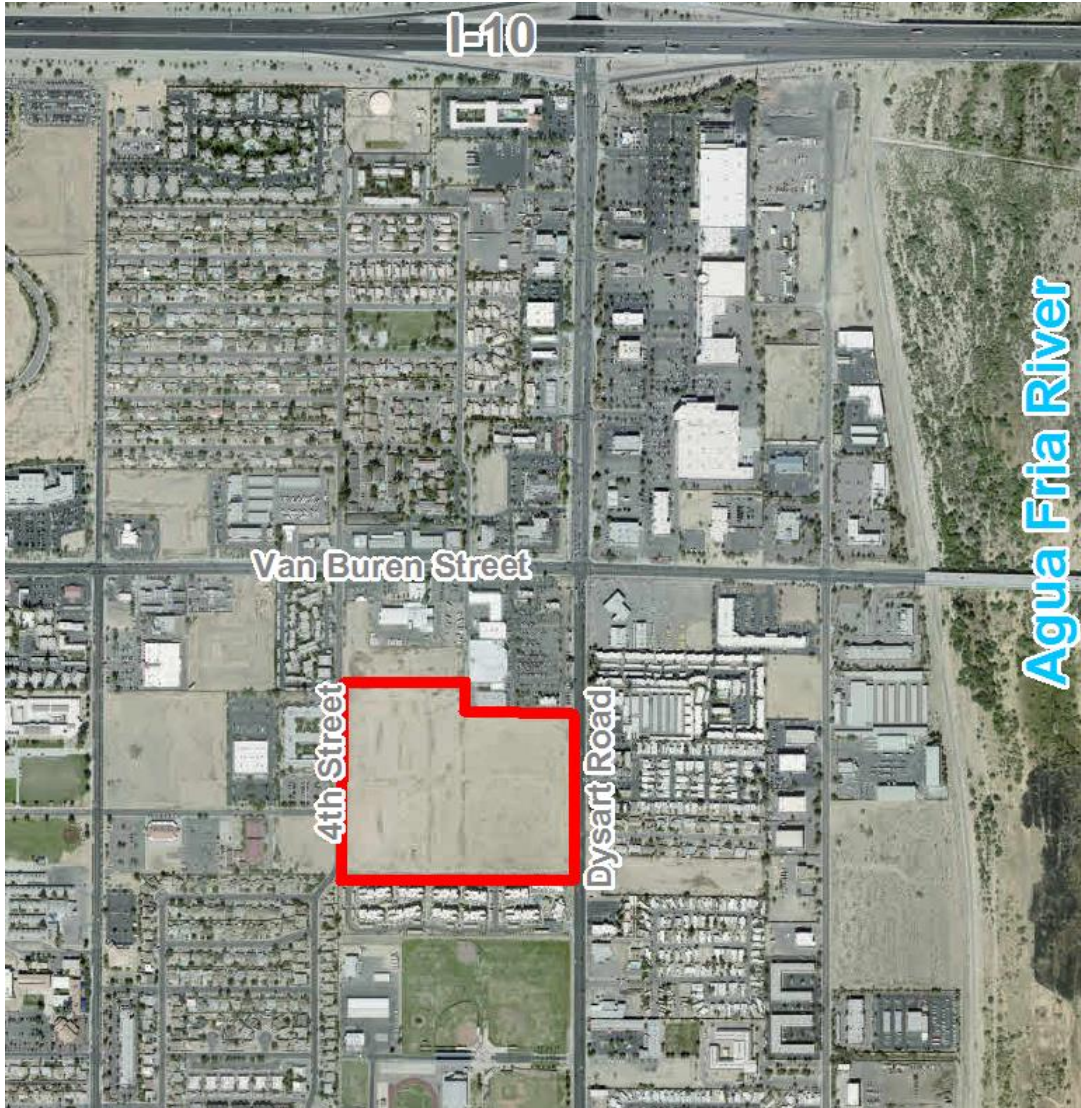
***City Council Meeting
January 21, 2020***



Purpose

- Review a proposed Minor General Plan Amendment and Rezoning to Planned Area Development (PAD) for the proposed Avondale Townhomes on Dysart development, conduct separate public hearings for each item, and conduct separate motions to approve each item.





- 28.35 gross acres
- Annexed in 1960
- Zoned C-2

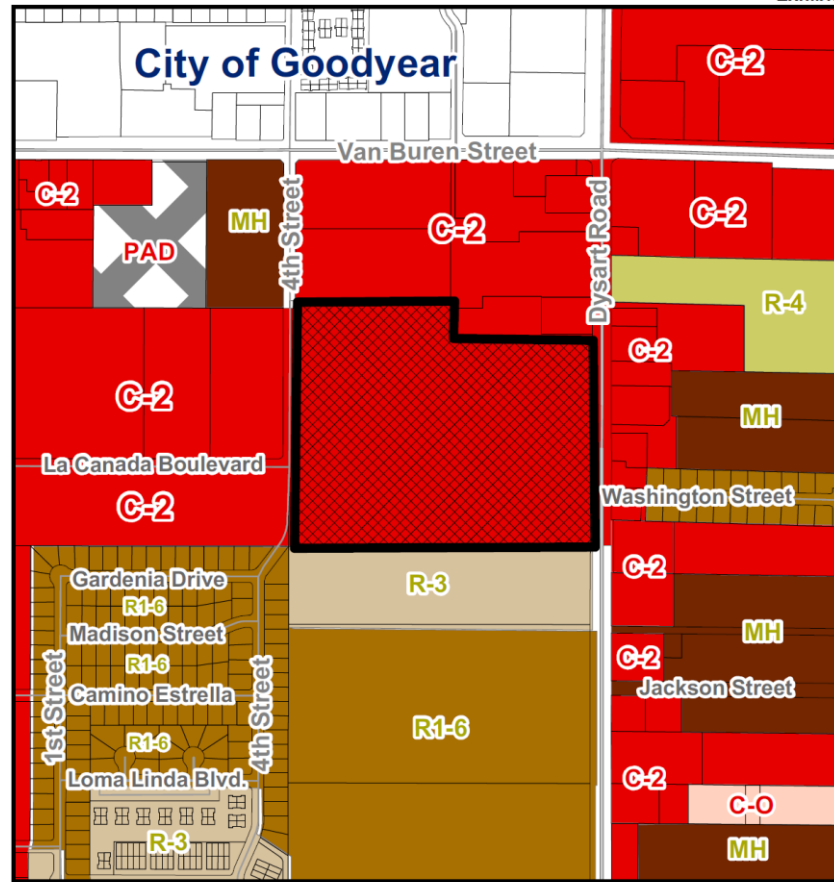




Aerial Photograph




 Subject Property



Zoning Vicinity Map

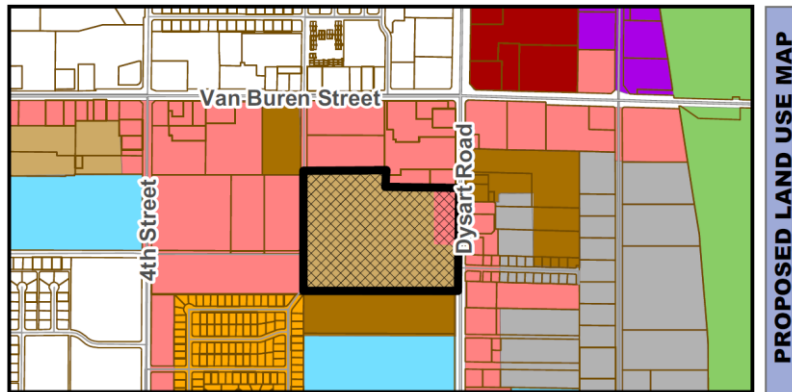
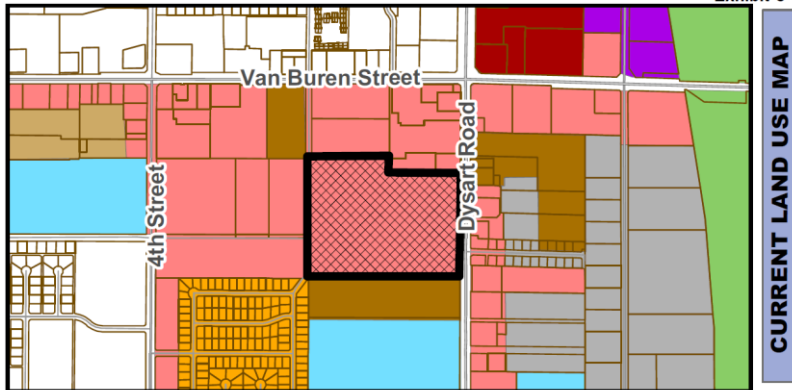


 Subject Property



Background

- Current GP Designation: Local Commercial (28.35 acres)
- Proposed GP Designation: Medium/High Density Residential (25.86 acres) and Local Commercial (2.49 acres)



General Plan Land Use Map

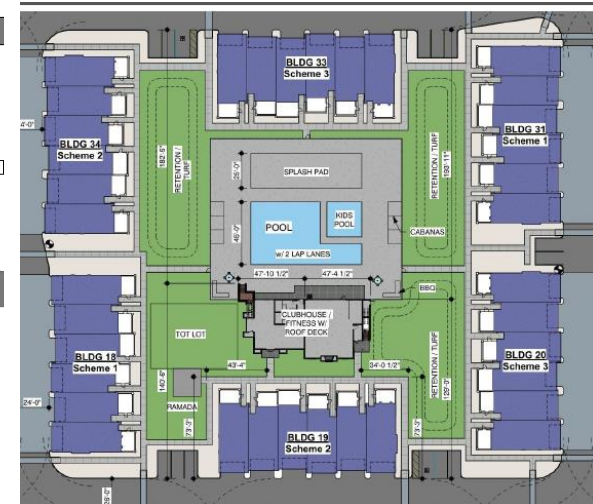
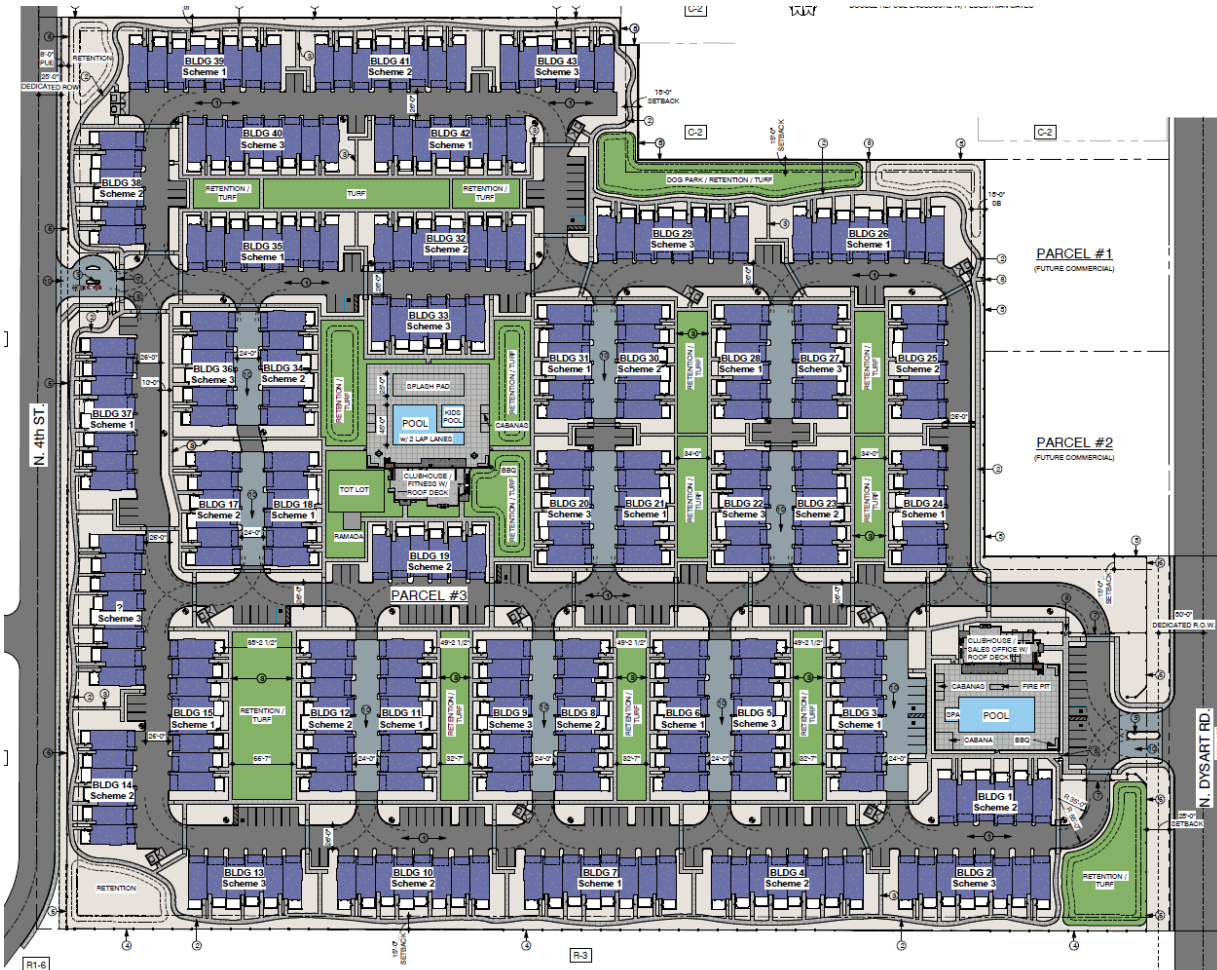
- | | |
|---------------------------------|----------------------|
| Local Commercial | Industrial |
| Urban Commercial | Business Park |
| High Density Residential | Education |
| Medium/High Density Residential | Open Space and Parks |
| Medium Density Residential | |



Subject Property

Avondale Townhomes on Dysart PAD

- 302 Townhomes
- 37 percent open space
- Commercial Area (2.47 acres)
- Access from two streets



Avondale

Avondale Townhomes on Dysart PAD



Aspiring. Achieving. Accelerating.



Analysis

- Proposed GPA and Rezoning will result in development that is compatible with and complementary to existing uses in area
- Advances City goals and objectives related to revitalization of Historic Avondale
- Proposed PAD conforms to General Plan Land Use Map (with requested amendment)
- Development standards exceed Zoning Ordinance requirements
 - Exceptions: Guest parking, lot dimensions
- Exceptional design is provided
- Infrastructure improvements to be completed by developer
- GPA & Rezoning meet all required findings



Public Participation/Notice

- All required notifications completed
 - Site Posting, Legal Advertisements in Arizona Republic, 1000-foot mailing
- Neighborhood Meeting – December 5, 2019
 - City Hall Sonoran Conference Room
- aVOICE: three viewers, no comments
- One email from nearby commercial landowner in support
- Planning Commission – Approval 4-0 on December 18, 2019



Recommendation

Approval of Application PL-19-0195
Avondale Townhomes on Dysart
Minor General Plan Amendment

Approval of Application PL-19-0194
Avondale Townhomes on Dysart
Rezoning from C-2 to PAD
Subject to four (4) recommended conditions

***** GPA must be approved in order for Rezoning to be approved*****
Separate public hearings and separate motions required

